



Presented by:  
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**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2289048**

Board: F  
Apartment/Condo

**141B 8635 120 STREET**

N. Delta  
Annieville  
V4C 6R5

Residential Attached

**\$229,000** (LP)

(SP)



**NO IMAGE  
AVAILABLE**

Sold Date:	Frontage (feet):	Original Price: <b>\$229,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1972</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>46</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RM</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$502.37</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$325.03</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>		P.I.D.: <b>001-088-840</b>
Mgmt. Co's Name: <b>Leonis Management</b>		Tour:
Mgmt. Co's Phone: <b>604-575-5474</b>		
View: <b>No :</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home: **Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Aluminum**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Hot Water**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt, Tar & Gravel**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **0** Parking Access: **Rear**  
Parking: **Open**  
Locker: **Y**  
Dist. to Public Transit: **STREET**  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water**  
Legal: **PL NW73 LT 41 LD 36 SEC 25 TWP 4. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Shared Laundry**

Site Influences: **Adult Oriented, Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 11'5			x			x
Main	Kitchen	7'9 x 8'11			x			x
Main	Dining Room	9'7 x 9'4			x			x
Main	Master Bedroom	18'5 x 9'7			x			x
Main	Bedroom	17' x 7'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>975</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>19+</b>			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>No</b>	Dogs: <b>No</b>	3				Pool:
Finished Floor (Total): <b>975 sq. ft.</b>	# or % of Rentals Allowed: <b>0</b>			4				Garage Sz:
	Bylaws: <b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>975 sq. ft.</b>				7				
				8				

Listing Broker(s): **Century 21 AAA Realty Inc.**

**Centrally located ground level unit in Delta Cedars. Close to shopping, restaurants, major routes and schools. Good layout, south facing unit and Adults 19+, no rentals or pets allowed. Home needs TLC to bring back to its original beauty. COURT ORDERED SALE - SUBJECT TO COURT APPROVAL. Book your showings today. COURT DATE: August 9 2018 @ 9:45am.**